

TO LET UNIT 6 & 7 GUINNESS PARK FARM LEIGH SINTON MALVERN WORCESTERSHIRE WR13 5EQ

Pughs

ESTATE AGENTS & VALUERS

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- Warehouse 3,000 Sqft (278.70 Sqm)
- EPC Rating D
- 3 Phase electricity
- Parking Available
- Close to M5 and Worcester City Centre

£16,500 per annum

Unit 6 & 7, Guinness Park Farm, Leigh Sinton, Malvern, Worcestershire, WR13 5EQ

Industrial/Warehouse Unit to Let 3,000 sq ft (278.70 sq m). The property is part of Guinness Park Farm off the main A4103 Worcester to Hereford Road on the outskirts of Leigh Sinton, being approximately 6.2 miles distant from Worcester City Centre and 8.1 miles from Junction 7 of the M5.

Warehouse 3,000 sqft (278.70 sqm)

The property comprises a modern steel portal framed warehouse with part block and box profile metal sheet elevations, profile sheet coverings to pitched roof with translucent roof lights.

Moreover, the building comprises predominantly open plan warehouse space with concrete floor, 3 phase electricity, LED lighting, double glazing and 2 x electric roller shutter doors. In addition, there is a storeroom / kitchen and WC. Externally there is a concrete loading pad to the front of the unit which can also be used for parking. Additional parking may be available by separate negotiation.

Guide Rent

£16,500 per annum exclusive plus VAT

Tenure

The property is available to let on a new full repairing and insuring lease direct with the landlord for a term to be agreed and subject to status. The eventual lease is to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

Business Rates

Rateable value of £12,750, rising to £18,250 1st April 2026 Rates payable 49.9p in the £. (2025/2026)

Services

We understand that mains services are available to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and prospective tenants are advised to satisfy themselves where necessary.

Service Charge

The building forms part of a multi let estate and therefore the tenant will be responsible for the payment of a service charge. Further details available from the agent.

EPC

EPC rating D.

The logo for 'Pughs' is located in the bottom right corner. It consists of the word 'Pughs' in a white, italicized serif font, centered within a blue rectangular box that has a thin white border.

Insurance

The landlord insures the property and recovers the cost from the tenant.

Legal Costs

A contribution will be payable towards Landlord's legal costs of £750 plus VAT.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting

References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a deposit. Company financials will be requested in order to determine.

VAT

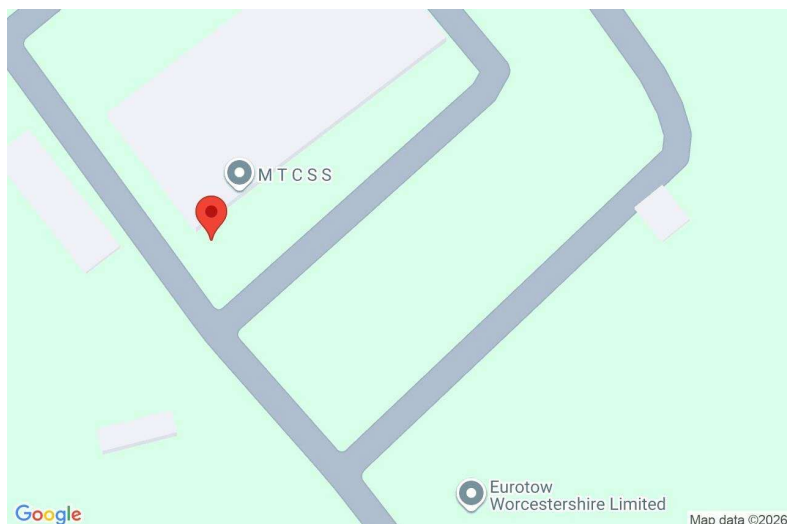
VAT is chargeable in respect of this transaction.

Costs

The incoming tenant will be responsible for the Landlords legal costs associated with documenting and completing the lease.



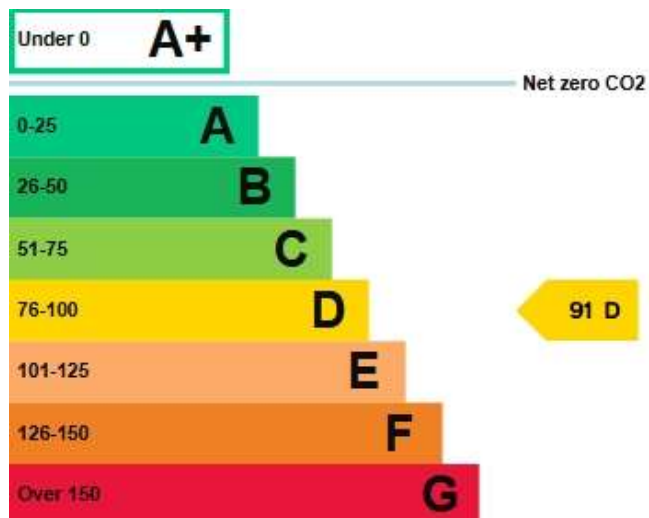
LOCATION MAP



DIRECTIONS

Exit the M5 at Junction 7 (Worcester South) and follow signs for Worcester / A44 / A4440 (Southern Link Road). Join the A4440 (Southern Link Road) and continue west, following signs toward Malvern. Stay on the A4440 for several miles until you reach the roundabout with the A449. Take the exit onto the A449 toward Malvern. Continue for a short distance. At the next junction/roundabout, turn left onto the A4103 (Hereford Road) toward Hereford / Bransford. Continue on the A4103 into Bransford village. As you pass through Bransford, look out for the entrance on your right, follow the drive for about half a mile and you will see the property. W3W: grazed.ponies.apartment.

ENERGY PERFORMANCE CERTIFICATE



AGENTS NOTES

Pughs has joined the Tenancy Deposit Scheme, TDS. It guarantees protection of the deposit; and a fair, independent and expert assessment and settlement of any disputes over its return at the end of a tenancy. This is sometimes needed when landlords and tenants are totally unable to agree the amount due for damage, dilapidation or loss at the end of a tenancy.

The Scheme will allow us to continue to hold your deposit. If there is a dispute over how it should be allocated which we cannot settle, we will be able to refer it to the Independent Complaints Examiner. He will adjudicate within 10 working days of receiving all the necessary papers. There will be no additional charge for the adjudication for future tenancies that are covered by the Scheme.

TENANCY AGREEMENT

All lettings subject to satisfactory references, signing of tenancy agreement and payment of following monies.

The tenancy agreement will be set up on an initial six-month period or shorter by agreement.

Full references required prior to an application being approved, along with a deposit of five weeks rent (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement). For clarification we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy/rent, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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